

01-0-1676

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-72/Z-70-121

AN ORDINANCE TO AMEND ORDINANCE Z-70-121, AS AMENDED, ADOPTED BY THE BOARD OF ALDERMEN ON OCTOBER 2, 1972 AND APPROVED BY THE MAYOR ON OCTOBER 6, 1972 REZONING FROM THE C-L (COMMERCIAL LIMITED) DISTRICT TO THE C-1-C (COMMUNITY BUSINESS-CONDITIONAL) DISTRICT, PROPERTY LOCATED AT **CONTINENTAL COLONY PARKWAY, S.W.** FOR THE PURPOSE OF APPROVING A REVISED SITE PLAN AND CHANGE OF CONDITIONS.

OWNER: CONTINENTAL COLONY, LLC

APPLICANT: OTG PARTNERS, LLC

BY: CARL E. WESTMORELAND, JR., ATTORNEY

NPU-R

COUNCIL DISTRICT 11

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

SECTION 1. That all previously adopted development plans and conditions governing the development of the property described by the attached legal description identified as Exhibit A are hereby deleted in their entirety a new development plan entitled "Village on the Green, Continental Colony Parkway, Atlanta, GA" prepared by Martin Riley Associates – Architects, PC, dated August 7, 2001, last revised September 11, 2001 and marked received by the Bureau of Planning September 12, 2001 is hereby adopted in lieu thereof.

SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

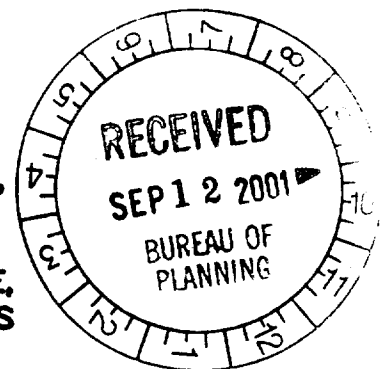
PROPERTY DESCRIPTION TRACT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 229 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS LOCATED AT THE INTERSECTION OF THE RIGHT-OF-WAY LINE OF GREENBRIAR PARKWAY AND THE WESTERLY RIGHT-OF-WAY LINE OF CONTINENTAL COLONY PARKWAY (AN 80 FOOT RIGHT-OF-WAY), THENCE, FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE OF CONTINENTAL COLONY PARKWAY, SOUTHWESTERLY, FOR A DISTANCE OF 560.28 FEET, TO A POINT AND THE TRUE POINT OF BEGINNING (FOR TRACT A).

FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 30 DEGREES 12 MINUTES 58 SECONDS WEST A DISTANCE OF 18.82 FEET, TO A POINT; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 33 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 120.68 FEET, TO A POINT; THENCE, ALONG SAID RIGHT-OF-WAY LINE, SOUTH 33 DEGREES 53 MINUTES 46 SECONDS WEST A DISTANCE OF 121.32 FEET, TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 50 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 305.00 FEET, TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 245.00 FEET, TO A POINT; THENCE SOUTH 22 DEGREES 21 MINUTES 52 SECONDS WEST A DISTANCE OF 465.00 FEET, TO A POINT; THENCE SOUTH 01 DEGREES 21 MINUTES 52 SECONDS WEST A DISTANCE OF 170.30 FEET, TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 86.67 FEET, TO A POINT; THENCE SOUTH 01 DEGREES 20 MINUTES 10 SECONDS WEST A DISTANCE OF 400.37 FEET, TO AN IRON PIN FOUND ON THE SOUTH LINE OF LAND LOT 229; THENCE, ALONG SAID SOUTH LINE, NORTH 88 DEGREES 33 MINUTES 49 SECONDS WEST A DISTANCE OF 471.87 FEET, TO AN AXLE FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 228, 229, 252 AND 253; THENCE, ALONG THE WEST LINE OF LAND LOT 229, NORTH 01 DEGREES 42 MINUTES 31 SECONDS EAST A DISTANCE OF 1099.62 FEET, TO AN IRON PIN FOUND; THENCE, LEAVING SAID WEST LINE OF LAND LOT 229, SOUTH 87 DEGREES 54 MINUTES 44 SECONDS EAST A DISTANCE OF 1066.29 FEET, TO A POINT; THENCE SOUTH 78 DEGREES 39 MINUTES 22 SECONDS EAST A DISTANCE OF 279.83 FEET, TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 16.15 ACRES (703,260 SQ. FT.).



2-01-72/2-70-121

Exhibit A

Sheet 1 of 1